



DUBLIN
CALIFORNIA

**Annual Progress Report
on the
Dublin General Plan and Housing Element**

**Reporting Period:
Calendar Year 2016**

INTRODUCTION

Government Code Section 65400(a)(2) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of the regional housing need and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing. The City of Dublin's Annual Report was presented to the City Council on **March 7, 2017**.

The purpose for the Annual Progress Report is to: assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and provide information regarding local agency progress in meeting its share of regional housing needs.

The Dublin General Plan was adopted on February 11, 1985, three years following the City's incorporation in 1982. The General Plan contains the seven State-required elements which are Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. The Dublin General Plan contains the following twelve (12) Elements:

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| ✿ Land Use Element | ✿ Seismic Safety and Safety Element |
| ✿ Parks and Open Space Element | ✿ Noise Element |
| ✿ Schools, Public Lands, and Utilities Element | ✿ Community Design & Sustainability Element |
| ✿ Circulation and Scenic Highways Element | ✿ Economic Development Element |
| ✿ Housing Element | ✿ Water Resources Element |
| ✿ Conservation Element | ✿ Energy Conservation Element |

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law. The Dublin Housing Element was last updated and certified by the State Department of Housing and Community Development on January 21, 2015 for the 2015-2023 planning period in accordance with State law.

The City of Dublin continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the **Calendar Year 2016** reporting period. The information to follow is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

AMENDMENTS

The Land Use Element of the Dublin General Plan was amended two (2) times during Calendar Year 2016 as follows:

Land Use Amendment No. 1: On June 7, 2016, the City Council adopted Resolution 91-16 approving an amendment to the General Plan related to the Schaefer Ranch project in the Western Extended Planning Area. The approved General Plan Amendment changed the land use designation of 17.30 acres from Estate Residential (and originally approved for 6 residential estate lots), to 7.04 acres designated as Single-Family Residential (to allow 18 single-family detached homes) and 10.26 acres designated as Open Space.

Land Use Amendment No. 2: On September 20, 2016, the City Council adopted Resolution 152-16 approving amendments to the General Plan for the Kaiser Medical Center. Two new land use categories were added for the approximately 58 acre project site located south of Dublin Boulevard between Tassajara Road and Fallon Road: "Medical Campus," which applies to the Kaiser Medical Center portion of the site, and "Medical Campus/Commercial," which applies to the commercially-designated portion of the site. The Kaiser Dublin Medical Center project will be developed in three phases over the course of up to 25 years, consisting of approximately 1.2 million square feet of medical campus and commercial uses.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE LAND USE ELEMENT

Residential Land Use

During the Calendar Year 2016, the following residential projects were either, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for residential land use:

- ✿ **Boulevard:** In November 2013, the City Council approved a General Plan Amendment, Dublin Crossing Specific Plan, Rezoning, Development Agreement, and certified an Environmental Impact Report for the Dublin Crossing project. The project entitlements allow for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, an elementary school site, approximately 30 acres of public parks, and associated infrastructure to serve the community. The five phase development contains a mix of attached and detached housing types.

In June 2016, the Planning Commission approved the Vesting Tentative Map and Site Development Review for construction of 453 townhomes, condominiums, and detached small-lot single-family homes for Phase 1A and 1B. Construction began in 2016.

- *Union - Neighborhood 1* (CalAtlantic Homes): includes 62 condominium homes. The grading and construction of infrastructure is currently underway.
- *Madison - Neighborhood 2* (CalAtlantic Homes): includes 107 townhomes. The grading and construction of infrastructure is currently underway.

- *Wilshire - Neighborhood 3* (Brookfield Homes): includes 75 condominium homes. The grading and construction of infrastructure is currently underway.
- *Huntington - Neighborhood 4* (Brookfield Homes): includes 69 single-family residential units. The grading and construction of infrastructure is currently underway.
- *Filmore - Neighborhood 5* (Brookfield Homes): includes 80 townhomes. The grading and construction of infrastructure is currently underway.
- *Madison - Neighborhood 6* (CalAtlantic Homes): includes 60 single-family residential units. The grading and construction of infrastructure is currently underway.

✿ **Dublin Transit Center:** The Dublin Transit Center project includes up to 1,800 high-density residential units adjacent to the Dublin/Pleasanton BART Station.

- **Tribeca (Pulte Homes)** On September 16, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for Site A-1 at the Dublin Transit Center. Pulte Homes is developing 52 three-story townhomes on 2.86 acres. The project is currently under construction with completion estimated in Summer 2017.
- **Avalon II @ Dublin Station** (Avalon Bay Communities): On May 17, 2011 the City Council approved a Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for Dublin Transit Center Site C. The project includes 505 apartment units with 10% moderate income units. Project construction was completed in Fall 2016.

✿ **Enclave @ Tassajara Highlands** (Tim Lewis Communities): On August 19, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review and a Vesting Tentative Tract Map for a 12.93 acre site. The project includes the development of 48 single-family detached residences and 3.06 acres of Open Space. The grading and construction of infrastructure began in Fall 2016.

✿ **Grafton Plaza Residential** (Taylor Morrison): On April 7, 2015, the City Council approved a Site Development Review Permit and Vesting Tentative Map for a 115-unit townhome condominium development on a 6.55 acre portion of the Grafton Plaza mixed-use site. The project is currently in plan review.

✿ **Heritage Park** (Pulte Homes): On July 15, 2014, the City Council approved a General Plan and Dublin Village Historic Area Specific Plan Amendment, Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for the replacement of an existing commercial office complex with 54 single-family detached units and a 14,000 square foot office building for Challenge Dairy. The commercial building was completed in Summer 2015 and is

currently occupied. The residential project is currently under construction with an estimated completion date of Summer 2017.

✿ **Irongate (Lennar Homes):** On June 3, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Tract Map, and a Development Agreement for the development of 437 residential units on 64 acres of land bounded by Central Parkway to the North, Dublin Boulevard to the South, Fallon Road to the East and Lockhart Street to the West. Approximately 51 acres of the site will be developed under two General Plan land use designations: Medium Density Residential and Medium-High Density Residential. The project includes 330 Medium Density single-family detached units and 107 Medium-High Density townhouse units for a total of 437 units. The project also includes a 10.4 acre nature park, 2.0 acre Neighborhood Park and a 2.0 acre enhanced stream corridor. Lennar Homes began grading in the Spring of 2015 and construction is currently underway on the neighborhoods.

- *Wexford - Neighborhood 1* (Lennar Homes): the 112 single-family detached unit project is currently under construction.
- *Hillcrest - Neighborhood 2* (Lennar Homes): the 63 single-family detached unit project is currently under construction.
- *Hillcrest - Neighborhood 3* (Lennar Homes): the 33 single-family detached unit project is currently under construction.
- *Tramore - Neighborhood 4* (Lennar Homes): the 69 small lot product (a minimum of 1,500 square feet) project is currently under construction.
- *Wexford - Neighborhood 5* (Lennar Homes): the 53 single-family detached unit project is currently under construction.
- *Ashbourne - Neighborhood 6* (Lennar Homes): the 107 3-story townhouse project is currently under construction.

✿ **Jordan Ranch.** On June 22, 2010, the City Council adopted Ordinance 13-10 to rezone approximately 189-acre area known as Jordan Ranch to a Planned Development Zoning District and adopted a Stage 2 Development Plan for the area. The project was amended on June 19, 2012 and October 6, 2015. The project will provide up to 899 residential units. Residential product types include single-family detached; cluster homes; small lot alley homes and townhomes. Neighborhood 1 has been completed.

- *Preserve - Neighborhood 2* (Toll Brothers): the 111 single-family homes, with a 3,600 square foot minimum lot size, was completed in Fall/Winter 2016.
- *Capri - Neighborhood 3* (Brookfield Homes): the 94 single-family homes, with a 2,900 square foot minimum lot size, is currently under construction.

- *Trio - Neighborhood 4* (Brookfield Homes): the 126 townhouse, 7 acre project is currently under construction.
- *Slate - Neighborhood 5* (TRI Pointe Homes): the 56 single-family detached home project, on approximately 7.3 acres, is currently under construction.
- *Kingswood - Neighborhood 6* (Landsea): the 109 townhouse project, on approximately 6 acres, is currently under construction.
- *Onyx - Neighborhood 7* (TRI Pointe Homes): the 105 single-family detached home project, on approximately 9.3 acres, is currently under construction.
- *Quartz - Parcel H* (TRI Pointe Homes): the 45 single-family duet project, on approximately 4.6 acres, the grading and infrastructure are underway.

✿ **Schaefer Ranch:** The project includes 418 single-family detached residential units in five distinct neighborhoods. As part of the project, Dublin Boulevard was extended, new trails were constructed and a new East Bay Regional Park District staging area with a parking lot, trailer parking area, restroom, maintenance building and associated landscaping was constructed.

- *Orchid @ Schaefer Ranch* (Toll Brothers): the project includes 140 single-family detached homes on approximately 41.5 acres located at the northwest corner of Dublin Boulevard and Schaefer Ranch Road. The project is currently under construction with completion estimated in Spring 2017.
- *Schaefer Ranch Unit 3* (Discovery Builders): the 18 single-family detached home project, on approximately 7 acres, with 10.26 acres designated as Open Space, is currently in plan check for review.

✿ **Silvera Ranch (Nuvera Homes):** The Silvera Ranch project includes a total of 254 residential units on 105 acres of land. The four phase development contains a mix of housing types, including single-family estate size units, smaller lot single-family cluster homes and multi-family condominiums. The final phase, which consists of 102 condominiums, was completed in 2016.

✿ **Tassajara Hills/Moller Ranch (Toll Brothers):** On December 18, 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan for the 226.3 acre Moller Ranch project. The project will provide 370 single-family detached homes, in three neighborhoods, on 80 acres; 137 acres have been designated Rural Residential/Agricultural. Site Development Review approval for the architecture of the homes and private clubhouse was granted by the Planning Commission on August 9, 2016. Toll Brothers is currently grading the site, constructing the back bone infrastructure and has completed the replacement of the culvert under Tassajara Road.

- *The Glen @ Tassajara Hills:* 107 single-family detached units on minimum 4,500 SF lots. The project is currently in plan check review.

- *The Knolls @ Tassajara Hills*: 179 single-family detached units on minimum 5,000 SF lots. The project is currently in plan check review.
- *The Bluffs @ Tassajara Hills*: 84 single-family detached units on minimum 5,500 SF lots. The project is currently in plan check review.

✿ **Terrace Ridge** (William Lyon Homes): In 2010, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment to modify the land use designation from Rural Residential/Agriculture to Single-Family Residential. The Planned Development Zoning and environmental document were also approved in 2010. On June 10, 2014, the Planning Commission approved a Site Development Review permit for the development of 36 single-family homes on a ten acre site. Construction began in Summer 2015 and is expected to conclude in Spring 2017.

✿ **Wallis Ranch**: Development will occur on approximately 86.5 acres of the site, with the remaining site area devoted to permanent open space. There are 8 individual residential neighborhoods; 6 with single-family detached units and 2 with townhomes. A General Plan Amendment was approved in 2015 that changed the 1.26 acre Semi-Public site to Parks/Public Recreation. Additionally, there will be a 7.59 acre City park and a private community recreation center. The historic Antone School is proposed to be relocated and enhanced near the entrance to the property. Grading has been completed and the backbone infrastructure has been installed. Residential development is currently under construction.

- *Bridgecroft - Neighborhood 1* (DR Horton): the 92 single-family detached unit project is currently under construction.
- *Barnwell - Neighborhood 2* (DR Horton): the 101 single-family detached unit project is currently under construction.
- *Ivy Oak - Neighborhood 3* (Taylor Morrison): the 74 single-family detached alley loaded unit project is currently under construction.
- *Citron - Neighborhood 4* (Pulte Homes): the 147 single-family detached 6-pack garden court unit project is currently under construction.
- *Trestle - Neighborhood 5* (Warmington Homes): is developing 60 units in a 3-plex configuration. The project is under construction.
- *Riverton - Neighborhood 6* (KB Homes): the 125 townhouse project is currently under construction.
- *Driftsong - Neighborhood 7* (Warmington Homes): the 68 single-family detached alley loaded unit project is currently under construction.
- *Fielding - Neighborhood 8* (Trumark Homes): the 139 single-family detached 6-pack court unit project is currently under construction.

- ✿ **Westport (Dublin Ranch Lot 3)** (Lennar Homes): On March 4, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Zoning with a Stage 1 and Stage 2 Development Plan, Site Development Review and a Vesting Tentative Tract Map for a 6.36 acre site for the development of 122 unit townhouse units. The project is currently under construction with an estimated completion date of Spring 2017.

Residential Land Use: Downtown Dublin

- ✿ **Aster** (Bay West): In March 2013, the Planning Commission approved a Site Development Review Permit to construct 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres. In 2014, the site was acquired by Bay West. Building permits were issued in 2015. Construction continued through 2016 and occupancy is expected to be granted in 2017
- ✿ **Avesta Senior & Assisted Living** (Avesta Development Group, LLC): In March 2016, the Planning Commission approved a Site Development Review Permit and Conditional Use Permit for the Avesta project. The project includes 35 senior apartments, 13 high-acuity assisted living units, and 32 memory care units on a one acre site in Downtown Dublin. Construction is expected to start in 2017.
- ✿ **The Perch at Downtown Dublin** (Trumark Homes): In October 2015, the Planning Commission approved a Site Development Review Permit, Vesting Tentative Map, and Conditional Use Permit for Trumark Regional. The project includes 60 townhomes on a 2.7 acre site located in the downtown. Grading began in December 2016 and the project is currently under construction.
- ✿ **Valor** (Eden Housing): In March 2013, the Planning Commission approved a Site Development Review Permit to construct 72 high-density residential units on a 1.37 acre parcel. Eden Housing is constructing the 66 unit affordable project with preference for Veterans. Building permits were in 2015. Construction continued through 2016 and occupancy is expected to be granted in 2017.

Commercial and Industrial Land Use

During the Calendar Year 2016 reporting period, the following commercial and industrial projects were either approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- ✿ **Aloft Hotel:** In April 2016, the City Council approved a Planned Development Zoning and a Site Development Review Permit for a 127-room, four story hotel on a two acre site. The hotel is a part of the Grafton Plaza mixed-use project. The project is currently in plan check review.
- ✿ **Fallon Gateway:** Fallon Gateway is a 34 acre commercial shopping center located at the southwest corner of Fallon Road and Dublin Boulevard within the Eastern Dublin Specific Plan Area. The project was originally approved in June 2009 and includes 379,000 square feet of retail commercial development. There are 5 major tenant stores and 13 smaller commercial buildings which are planned to be constructed in four phases. On-site amenities include outdoor seating areas, pedestrian paseos and unique paving,

landscaping and lighting elements. Major C (Lucky's) and Major D (PetSmart) are currently in plan review. Construction of Major E (Guitar Center) was completed in Winter 2016/2017.

- ✚ **Kaiser Dublin Medical Center:** The Kaiser Dublin Medical Center project is located on two parcels comprising approximately 58 acres south of Dublin Boulevard between Tassajara Road and Fallon Road. The City Council approved a General Plan Amendment to create new land use districts, and Planned Development Zoning that allowed up to 950,000 square feet of medical campus uses in three main buildings in addition to 250,000 square feet of commercial uses. A Site Development Review Permit was approved for the first phase of development (a 220,000 square foot medical office building). The project will be developed in three phases over the course of up to 25 years. Construction of Phase 1 began in December 2016.
- ✚ **Shell Gas Station Remodel:** In December 2015, the Community Development Director approved a Site Development Review for a façade remodel of the existing canopy and convenience store and site and landscaping improvements including an electronic price sign. The project is currently under construction with an estimated completion date of Spring 2017.
- ✚ **St. Raymond's Church:** In December 2015, the Planning Commission approved an amendment to the existing Conditional Use Permit and Site Development Review for a new 2,560 square foot classroom building and related site improvements. Construction of the project was completed in Fall 2016.

Commercial and Industrial Land Use: Downtown Dublin

- ✚ **Dublin Valero Service Station:** In April 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for a 1,545 square foot expansion of the existing mini-mart and the construction of a new carwash. The project completed construction in 2016.
- ✚ **Fountainhead Montessori:** In May 2016, the Community Development Director approved a Site Development Review for a façade remodel, the construction of solar carport structures within the parking lot and the construction of outdoor play areas and associated site improvements related to the operation of the Fountainhead Montessori complex. The project is currently in plan review.
- ✚ **Rahma Mediterranean Market & Cuisine:** In November 2013, the Community Development Director approved a Site Development Review Permit for Rahma Market at 7111 Village Parkway. The building will be a 4,762 square foot restaurant and market occupied by Rahma Mediterranean Market & Cuisine, which will relocate from its existing space in the Dublin Crossroads shopping center. Building permits were issued in 2015. Construction is currently underway.

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE PARKS AND OPEN SPACE ELEMENT

- ✿ **Dublin Crossing Park:** The Dublin Crossing Park Master Plan project was initiated in 2014 and includes the planning process for a 30-acre community park within the Boulevard Project. The Master Plan was approved in 2016. Construction for phase one of the 30-acre community park is expected to start in 2018.
- ✿ **Dublin Ranch Subarea 3:** Design for the 2 acre neighborhood square and 10.75 acre community nature park began in 2016. Construction is anticipated to be completed in 2017.
- ✿ **Emerald Glen Park Recreation and Aquatic Complex:** The City completed the planning and design for the Emerald Glen Park Recreation and Aquatic Complex, a 51,000 square foot facility including one indoor swimming pool, one outdoor swimming pool, a water splash zone, a waterslide tower, community room, multi-use rooms, locker rooms, and administrative offices. The design and construction documents have been completed for Phase 1 of the project which includes a 31,000 square feet of indoor space, all of the aquatics amenities, a community room lockers, changing rooms and administrative spaces. Construction of Phase 1 began in Spring 2015 and is anticipated to open to the public in late Spring 2017.
- ✿ **Fallon Sports Park, Phase II Design:** The design and construction documents for Phase II of the park were completed in late 2014. Amenities will include a lighted 90-foot baseball diamond; two lighted synthetic turf soccer fields; adventure playground; group picnic area; restroom and concession building and related parking and pedestrian circulation improvements. The project went to bid in Spring 2015. The bids came in higher than anticipated and all of the bids were rejected. The revised project was re-bid in February 2016. Construction began in May 2016 and will be complete in 2017.
- ✿ **Jordan Ranch Neighborhood Park:** The conceptual design documents for this 4.4-acre park were approved and the construction documents were initiated. The park amenities will include a shaded playground area, picnic areas and an open space meadow. Construction of the park began in March 2016 and is anticipated to be complete in 2017.
- ✿ **Public Safety Complex – Police Services:** On March 1, 2016, the City Council approved a new CIP for the Public Safety Complex – Police Services project to relocate Police Services from the Civic Center to the Public Safety Complex. On May 3, 2016, the City Council approved the Public Safety Complex master plan to renovate the building façade and core building, demolish the attached Butler building and tower building, and improve site parking and landscaping. The project will relocate the Emergency Operations Center to the Public Safety Complex. Construction will start in 2017 and be complete in 2018.
- ✿ **Sean Diamond Park:** The community planning process was initiated in Summer 2015. The preferred concept plan was approved in February 2016. Construction drawings were completed in 2016 and will be bid for construction to start in 2017 and be complete in 2018.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

AMENDMENTS

The Schools, Public Lands, and Utilities Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Schools

- ✚ In 2016, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Dublin Unified School District's (DUSD) projected demand for future school uses.
- ✚ The City partnered with the DUSD to provide a second school site within Jordan Ranch at no cost to the District. Construction of the school is currently underway.
- ✚ As part of the Dublin Crossing Specific Plan, a school site has been reserved for future development by the Dublin Unified School District. The Developer will dedicate to the City the 12 acre school site within the first final map in Project Phase 3.
- ✚ The City continues to verify that school fees had been paid to the District prior to issuing building permits for development projects in accordance with State law.

Public Lands

- ✚ **Alameda County Courthouse:** In November 2004, Alameda County received City approval to construct a 210,000 square foot East County Hall of Justice (County Courthouse) complex on a 22 acre portion of the Santa Rita Property near the intersection of Gleason Drive and Hacienda Drive. In December 2009, and again in January 2014, Alameda County was granted an amendment to the original approval for a slightly smaller building (196,000 square feet). The East County Hall of Justice will house 13 courtrooms and associated governmental facilities. Grading on the site began in September 2014, vertical construction started in 2015, and the project is expected to open to the public in 2017.
- ✚ **Federal and Military Communities Committee:** On September 3, 2013, City Council established the Federal and Military Communities Committee (FMCC) on which two council members serve and which is staffed by the Public Works Department. The FMCC provides information and updates on programs and services related to federal agencies and military installations operating in Dublin.

Utilities

- ✚ In 2016, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

AMENDMENTS

The Circulation and Scenic Highways Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE CIRCULATION AND SCENIC HIGHWAYS ELEMENT

- ✱ **Amador Plaza Road Project:** This project was completed in 2016. It included the construction of two mid-block crosswalks along Amador Plaza Road with enhanced safety features designed to make downtown Dublin more walkable. The safety features included flashing yellow lights, raised concrete medians and sidewalk extensions.
- ✱ **Bicycle and Pedestrian Master Plan:** The Master Plan was adopted in 2015. The Master Plan sets a pedestrian policy framework and implementation strategy with emphasis on the Downtown Dublin Specific Plan area. The City continues to implement projects and programs identified in the Bicycle and Pedestrian Master Plan.
- ✱ **Dougherty Road Improvements:** The City is currently widening Dougherty Road to six lanes with bicycle lanes and a reconstructed bicycle/pedestrian path from Sierra Lane to the northern City limit. Construction began in Fiscal Year 16-17 and will be opened to six lanes of traffic once all of the improvements are completed.
- ✱ **Dublin Boulevard Improvements:** The City plans to widen Dublin Boulevard to six lanes with bicycle lanes between Sierra Court and Dublin Court. The project will also include undergrounding of existing overhead utilities. Final design and right-of-way acquisition is proceeding and the undergrounding of overhead utilities is scheduled to begin in FY 16-17.
- ✱ **Iron Horse Trail Connectivity to BART:** In 2015, the City received funding from the Alameda County Transportation Commission to evaluate the feasibility of enhancing access and circulation of bicycle and pedestrian traffic to and from the East Dublin/Pleasanton BART station using the Iron Horse Trail. The final public draft of the feasibility study was completed in 2016.
- ✱ **Right-of-Way Maintenance:** The City provides for the maintenance, repair, and replacement of pavement, curbs, gutters, sidewalks, and traffic signals throughout the City. The City also completes annual ADA curb ramp, sidewalk repair, street overlay, and slurry seal projects.
- ✱ **San Ramon Road Arterial Management Project:** In 2016, the City received a grant from the Alameda County Transportation Commission to implement transit priority and signal coordination along this roadway. This project will also add buffer bike lanes by narrowing the travel lanes. It is expected to be complete in the Fiscal Year 17-18.
- ✱ **Traffic Impact Fees:** The City continues to collect traffic impact fees for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the projects.

- ✿ **Village Parkway and Brighton Drive traffic signal Improvements:** In 2015, the City received a grant from the Alameda County Transportation Commission to enhance pedestrian access at this intersection. The City completed the project in 2016.

HOUSING ELEMENT

The updated Dublin Housing Element was certified by the State Department of Housing and Community Development on January 21, 2015 for the 2015-2023 planning period. The Housing Element was not amended during Calendar Year 2016.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE HOUSING ELEMENT

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on March 27, 2010 and are required to be used for the Annual Progress Report. The completed forms for Calendar Year 2016 are attached as **Exhibit A** to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during Calendar Year 2016.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE CONSERVATION ELEMENT

- ✿ The City continues to work on preserving Dublin's historic resources through the implementation of the Dublin Village Historic Area Specific Plan
- ✿ The City continues to review each new development project that is proposed near a natural resource such as a stream corridor with the intent of protecting the resource. Conditions of approval include measures to ensure adequate setbacks, minimal impacts to water quality, passive recreational opportunities, and the maintenance of natural systems to the extent possible.
- ✿ The City continues to work with developers to ensure that open space corridors established in new neighborhoods are maintained and managed appropriately, and open space areas are contiguous with other such lands.

SEISMIC SAFETY AND SAFETY ELEMENT

AMENDMENTS

The Seismic Safety and Safety Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SEISMIC SAFETY AND SAFETY ELEMENT

- ✿ All new construction and certain building renovations are reviewed for compliance with the California Building Code for seismic safety.
- ✿ All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- ✿ The City continues to implement the Wildfire Management Plan for all properties identified within a fire buffer zone.
- ✿ The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.
- ✿ In June 2016, the City conducted two disaster training exercises for the City's Emergency Operations Center Personnel.
- ✿ In October 2016, the City conducted a disaster planning awareness class as part of the City's Safety Awareness Week.
- ✿ The City has initiated an update to the 2010 Local Hazard Mitigation Plan.

NOISE ELEMENT

AMENDMENTS

The Noise Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE NOISE ELEMENT

- ✿ Due to the nature of the Guiding and Implementing Policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. In addition, a Noise Mitigation fee is charged to developers in the Eastern Dublin Specific Plan Area to assist in funding the construction of improvements to mitigate noise impacts.

COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

AMENDMENTS

The Community Design & Sustainability Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

- ✿ The Community Design & Sustainability Element was adopted in September 2008. The Community Design Element establishes principles, policies and implementation measures that are designed to enhance the livability of Dublin and encourage a high level of quality design while encouraging well designed sustainability measures. The purpose of the Element is to enhance the physical form of the community by establishing policies

that will guide future development. The Community Design Element applies to developments throughout the City. The efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for conformance with this Element.

ECONOMIC DEVELOPMENT ELEMENT

AMENDMENTS

The Economic Development Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

✻ **Maintain an Economic Development Function:** The overarching objective of the Economic Development Element is to enhance the competitiveness of the City of Dublin and maintain a strong and diverse economic base. The Element includes specific goals, policies and implementation measures to promote economic vibrancy, improve conditions for small businesses, encourage development of the strategic employment supporting sites, and achieve the Downtown vision. The City continues to maintain an Economic Development Office to implement the economic development goals of the City. The services include: business attraction activities; access to labor force data; business recruitment; business retention and expansion assistance; and site selection assistance. The goal of these efforts is to market the City's many economic advantages in order to enhance the competitiveness of our local economy and to maintain a strong and diverse revenue and job base in the Tri-Valley. The Economic Development Office also supports the following efforts:

- Hosted the first annual #Commerce Con Small Business Resource Summit in October. This event included a series of speakers on topics such as revenue generating, marketing and effective business plans, as well as a business resource expo and one-on-one business consulting. The event was jointly sponsored with the Dublin Chamber of Commerce, the cities of Pleasanton, Livermore, Danville, San Ramon and their respective Chambers of Commerce, and the San Francisco office of the Small Business Administration (SBA). The half-day event was designed to present speakers to the region's small businesses and provides connections with local resources.
- Advanced the Business Recognition Program by creating a new "Business Anniversary Breakfast Reception" event held in September. This event, held in partnership with the Chamber of Commerce recognized Dublin businesses that have been operating for 20 years or more. In addition to a networking breakfast, the event included a program highlighting the importance of local business and awarding of plaques. Local businesses that have been in Dublin for 10 years or longer are recognized with certificates.
- Entered into a new partnership with the Dublin Chamber of Commerce to provide City sponsorship of key events and Chamber services relating to business regulatory outreach. In addition in 2016, the City and Chamber held the first

“Decorate Dublin” contest to encourage holiday shopping as a part of the Discover Dublin social media campaign. 2016 also included new branded shopping bags which were distributed to merchants to promote the program.

- Commissioned a Commercial Office Market Analysis to study the feasibility of new office development and better understand regional market trends. This information was presented to the City Council in March 2016.
- In partnership with the cities of Livermore, Pleasanton, the Tri-Valley Regional Occupation Program and Las Positas Community College, Dublin promoted local, modern manufacturing with participation in National Manufacturing Day. AMP Printing in Dublin provided tours which informed students, educators, and other interested attendees about local career opportunities, which was followed by tours of several other Tri-Valley businesses and a luncheon.
- In order to improve information-sharing with the community about proposed development projects, with the Community Development Department created an interactive development activity page, updated public noticing to include clear language and graphics, and created planning application notice signs.

✻ **Comprehensive Marketing and Branding Plan:** In February 2015, the Council adopted a marketing and branding strategy. The brand efforts promote Dublin as a destination for visitors, families, businesses, and events. During 2016, “The New American Backyard” branding efforts were acknowledged with several key awards including:

- The California Association for Public Information Officers (CAPIO) received the 2016 CAPIO Award of Excellence in Communications for Branding Campaigns.
- 3CMA (City-County Communications & Marketing Association) awarded Dublin the “Savvy” Award for Branding Graphic Design.

Elements of implementation in 2016 included:

- Development of a three-minute economic development video which includes interviews with several Dublin business leaders. The video is shared with prospective businesses and posted on the City’s website and new YouTube channel.
- An update of the City’s website and social media policy to expand the use of social media, as well as to allow two-way civic engagement with new tools such as “Open City Hall.”
- St. Patrick’s-themed television and magazine ads were placed in February and March. The ads ran on a variety of television networks and also in Diablo Magazine. In addition, Dublin ads were placed in multiple BART stations to promote Dublin’s signature event.
- Branded ads targeting new residents, visitors, and business opportunities are being published in a range of regional and national publications including

California Centers, Western Real Estate Business, the San Francisco Chronicle, San Francisco Business Times and the Urban Land Magazine.

✿ **Focus Business Visitation Program on High-Growth Companies:** The Economic Development Office continues to advance the objectives of the Business Visitation Program through meetings with potential high growth companies throughout the City. The Business Visitation Program was established to assist businesses with retention and expansion needs and bring awareness to the resources available to support their business. Key firms visited in 2016 included Zeiss Meditec, the auto dealers and retail center owners.

✿ **Participate in Regional Economic Development Efforts:** During Calendar Year 2016, the Economic Development Office continued to partner with regional organizations such as the East Bay Economic Development Alliance (EBEDA), Visit Tri-Valley, Innovation Tri-Valley and i-Gate. Some of the meetings and events that were held during the calendar year include:

- Participated in a wide-variety of EBEDA events, including Annual Legislative Reception, Economic Development Director Council, General Assembly, Annual Board Retreat, and the International Trade Forum. In addition, nominated several Dublin firms for their annual Innovation Awards. Dublin-headquartered software firm, Callidus Cloud was a finalist for a 2016 award.
- Partnered with Innovation Tri-Valley on signature events including #GameChangers, Innovation Forum, and Dream Makers and Risk Takers, as well as serving on their Board of Directors.
- Co-sponsored the Tri-Valley Retail, Hospitality and Tourism Summit with regional partners.
- Staff served on the Visit Tri-Valley Board and participated in ongoing marketing efforts including social media campaigns for Restaurant Month, Tri-Valley Beer Trail, Wine Ships Free, #BachBash, and others.

✿ **Maintain Small-Business Friendly Development Services:** The City of Dublin continues to encourage the development of small businesses through the following:

- In 2016, developed a step-by-step “How to Start a Business—Your Guide to Growing a Business in Dublin, California” which is printed and online. In addition to the guide, information on business incentive programs, financing and support services posted on the City webpage.
- Provided individualized assistance for new and expanding businesses, including permitting, site selection searches and marketing. Also provide leasing assistance and business recruitment efforts for vacant spaces.
- Promoted the Small Business Assistance Program to help fund ADA, Title 24, and trash enclosure improvements and other legal obligations imposed on small business.

- ✿ **Partner with the Alameda County Surplus Property Authority:** The City worked closely with the Alameda County Surplus Property Authority and their commercial brokerage partner to market their development sites. The City also promotes these new materials (marketed as “Tri-Valley Concept” Campus) on our website.
- ✿ **Support Downtown Business Attraction and Development Efforts:** During Calendar Year 2016, the City continued working with individual property owners to consider improvements, joint activities and possible events.
- ✿ **Commercial Façade Grant Program:** In 2016, the Commercial Façade Grant Program was updated to increase funding for architectural assistance, prioritize projects that activate downtown and clarify guidelines and application process. In addition, the following development activities occurred downtown during the reporting period:
 - Ongoing and targeted recruitment of new tenants to fill vacant spaces include both retail and restaurant sites.
 - Façade improvements in the Dublin Place shopping center were constructed to attract new tenants, include Pieology Pizza. Exploration of reuse of the former Coco’s and Grocery Outlet spaces are underway, as well as discussions of special events to draw more shoppers to the Downtown.
 - Inc. 82 Craft Beer/Dublin Brewing Company: Staff is working with a small business owner to open a small craft brewing business and retail craft beer business on San Ramon Boulevard. This project, which will help add a new gathering spot in the Downtown, has received Sewer Capacity Assistance to help offset their startup costs.
 - Village Parkway: Throughout 2016, several façade projects were constructed, including the outdoor patio space in front of Three Sheets Craft Beer, which will help encourage outside dining.
 - Mirchi Café: Received a Commercial Façade Improvement Grant to construct an outdoor patio at 7083 Village Parkway. Construction of the patio is not yet underway. Title 24 and ADA improvements were completed using the Small Business Assistance Program.
- ✿ **Achieve the Downtown Vision:** During Calendar Year 2016, the City continued to advance the vision for the Downtown to improve the quality of place and quality of life in Dublin. The City continues to be active in Downtown development in the following ways:
 - Staff has worked closely with property owners to attract activation programs for the Downtown area. Current concepts under discussion include a weekly food truck event, and a Sunday morning Farmer’s Market. Site selection discussions are continuing on these efforts.
 - Installation continues on a pilot program for a free Wi-Fi system for part of Downtown Dublin, to be activated Spring 2017. To start, about 30% of the Downtown District will be covered, most notably near the West Dublin BART station toward Dublin Boulevard, and along Village Parkway. The City will review

the results from the pilot program in determining whether or not to expand the program in the future.

- Provide a consolidated toolkit to business owners and developers to promote economic development. The toolkit includes, the Sales Tax Reimbursement Program; Fee Deferral Program; Sewer Capacity Assistance Program; Commercial Façade Improvement Grant Program; Small Business Assistance Program; and PACE Financing for Energy Upgrades.

WATER RESOURCES ELEMENT

AMENDMENTS

The Water Resources Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE WATER RESOURCES ELEMENT

- ✚ City Staff engaged in continued collaboration with the Dublin San Ramon Services District and Zone 7 to ensure that existing and new development is served with adequate water resources.
- ✚ Staff coordinated creek cleanup events as part of Dublin Pride Week and Creek Cleanup Day. Over 5 cubic yards of trash and recyclables were removed from local creeks.
- ✚ As part of the development review process, the City continued to require installation of full trash capture devices at public and private development projects. City Council also opted-in to the expanded reusable bag ordinance adopted by the Alameda County Waste Management Authority. Combined, both of these actions allowed the City to reach 70% trash load reduction.
- ✚ Staff began working on a Green Infrastructure Framework which is being developed to set goals for reducing, over the long term, adverse water quality impacts of urbanization on receiving waters, and meet mercury and polychlorinated biphenyl (PCB) total maximum daily load reduction requirements. Green infrastructure manages stormwater using vegetation, soils, cisterns, and natural processes. At the scale of a city or county, green infrastructure refers to the patchwork of natural areas that provides flood protection, cleaner water, and other benefits. At the scale of a neighborhood or site, green infrastructure refers to stormwater management systems that mimic nature by soaking up and storing water (also referred to as low impact development, or LID).
- ✚ Staff completed the construction of several additional park facilities, implementing several of the policies in Section 12.3.4 of the Water Resources Element.

ENERGY CONSERVATION ELEMENT

AMENDMENTS

The Energy Conservation Element was not amended during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ENERGY CONSERVATION ELEMENT

- ✿ City Council adopted a Resolution approving an agreement to participate in a joint powers agency for a community choice aggregation program in Alameda County, and adopted an uncodified ordinance authorizing the implementation of a community choice aggregation program in Dublin. The new JPA, called the East Bay Community Energy Authority, will provide energy with a higher renewable portfolio standard than mandated by the State.
- ✿ The Building Division ensures the continued implementation of Chapter 7.94 of the Municipal Code (Dublin Green Building Code) and the 2013 California Green Building Standards Code, also known as the “Cal Green” Code, which was adopted by the City and became effective January 1, 2014.
 - During Calendar Year 2016, the Building Division issued 507 residential and 6 commercial photovoltaic permits; and 38 residential and 3 commercial electrical vehicle chargers.
- ✿ Environmental Services Staff play an active role in educating residents and businesses about the various programs, tools, and incentives of the agencies and organizations whose main function is to encourage and enable energy conservation, including PG&E, and StopWaste.
- ✿ In May 2016, City staff coordinated a Sustainable Citizens workshop focused on ten actions residents can take to reduce waste and their consumption of energy and water.
- ✿ **BayRen Multi-Family Homeowner Programs:** City staff promoted the BayRen Multifamily Residence Energy Upgrade Program to the property owners of multifamily residences in order to notify them of energy efficient rebates of up to \$750 per unit which help pay for enhancements to aging or inefficient energy systems. Buildings that have been updated through the BayRen Energy Upgrade Program have realized an average whole building savings of 15%.
- ✿ **BEST (Business Energy Service Team):** BEST worked with three Dublin businesses to implement energy savings initiatives resulting in 7,447 kWh saved.
- ✿ **Dublin Green Shamrock Business Program:** The goal of the Dublin Green Shamrock Business Program is to educate businesses on sustainable practices and connect them with potential savings. Energy Conservation is part of the multi-faceted program. The program began in October 2014. As of 2016, 30 businesses have enrolled in the program.
- ✿ **Home Energy Analyzer:** Residents who participated in the Home Energy Analyzer were given access to energy assistance and were made aware of energy rebates that would be beneficial for them.

Annual Progress Report
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction
 Reporting Period

City of Dublin
1/1/2016-12/31/2016

Table A Annual Building Activity Report Summary - New Construction Very Low, Low, and Mixed Income Multi-Family Projects											
Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing w/out Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN, project name or address)	Unit Category	Tenure R=Rent O=Own	Affordability by Household Income				Total Units Per Project	Est. # of Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were
			Very Low Income	Low Income	Moderate Income	Above Moderate Income			See Instructions	See Instructions	
Tribeca	5+	O	0	0	2	12	14			Inc	N/A
							0				
							0				
(9) Total of Moderate and Above Moderate from Table A3							600				
(10) Total by income Table A/A3			0	0	2	612	614				
(11) Total Extremely Low Income Units*											

*Note: These fields are voluntary.

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Sec. 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Sec. 65583.1(c)(1)

Activity Type	Affordability by Household Income				Description: The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1.
	Extremely-Low Income*	Very Low Income	Low Income	Total Units	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(4) Total Units by Income	0	0	0	0	

*Note: This field is voluntary.

Table A3							
Annual building Activity Report Summary for Above Moderate Income Units (not including those reported on Table A)							
	1	2	3	4	5	6	7
	Single Family	2-4 Units	5+ Units	2nd Unit	Mobile Homes	Total Units	Number of Infill Units*
No. of Units Permitted for Moderate Income							
No. of Units Permitted for Above Moderate Income**							
Altmore, Jordan Ranch N2	5	0	0	0	0	5	0
Capri, Jordan Ranch N3	24	0	0	0	0	24	0
Slate, Jordan Ranch N5	3	0	0	0	0	3	0
Kingswood, Jordan Ranch N6	0	8	23	0	0	31	0
Onyx, Jordan Ranch N7	3	0	0	0	0	3	0
Heritage Park	30	0	0	0	0	30	0
Albourne, Irongate N6	0	0	24	0	0	24	0
Wexford 2, Irongate N5	0	0	0	0	0	0	0
Tramore, Irongate N4	28	0	0	0	0	28	0
Hillcrest 2, Irongate N3	26	0	0	0	0	26	0
Hillcrest, Irongate N2	11	0	0	0	0	11	0
Wexford, Irongate N1	62	0	0	0	0	62	0
Westport 1, Irongate Lot 3	0	0	39	0	0	39	0
Schaefer Ranch South 2	15	0	0	0	0	15	0
Wallis Ranch N1, Bridgecroft	24	0	0	0	0	24	0
Wallis Ranch N2, Barnwell	48	0	0	12	0	60	0
Wallis Ranch N3, Ivy Oak	39	0	0	0	0	39	0
Wallis Ranch N4, Citron	54	0	0	0	0	54	0
Wallis Ranch N5, Trestle	0	12	0	0	0	12	0
Wallis Ranch N6, Riverton	0	32	5	0	0	37	0
Wallis Ranch N7, Driftsong	21	0	0	0	0	21	0
Wallis Ranch N8, Fielding	32	0	0	0	0	32	0
Tassajara Highlands	3	0	0	0	0	3	0
Boulevard N1, Union (5+)	0	0	9	0	0	9	0
Boulevard N2A, Madison	0	0	8	0	0	8	0
Boulevard N2B, Madison	0	0	0	0	0	0	0
Boulevard N3, Wilshire (5+)	0	0	0	0	0	0	0
Boulevard N4, Huntington	0	0	0	0	0	0	0
Boulevard N5, Filmore	0	0	0	0	0	0	0
Boulevard N6, Sunset	0	0	0	0	0	0	0
Tassajara Hills, Glen	0	0	0	0	0	0	0
Tassajara Hills, Knolls	0	0	0	0	0	0	0
Tassajara Hills, Bluffs	0	0	0	0	0	0	0
TOTAL	428	52	108	12	0	600	0

*Note: This field is voluntary.

**Building permits issued during the Calendar Year.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

*Enter Calendar Year starting with the first year
of the RHNA period.*

Income Level		RHNA by Income	2015 Year 1	2016 Year 2	2017 Year 3	2018 Year 4	2019 Year 5	2020 Year 6	2021 Year 7	2022 Year 8	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	Deed Restricted	796	26	0	-	-	-	-	-	-	26	770
	Non-deed Restricted		0	0	-	-	-	-	-	-	0	
Low	Deed Restricted	446	39	0	-	-	-	-	-	-	39	407
	Non-deed Restricted		0	0	-	-	-	-	-	-	0	
Moderate	Deed Restricted	425	3	2	-	-	-	-	-	-	5	419
	Non-deed Restricted		1	0	-	-	-	-	-	-	1	
Above Moderate	n/a	618	804	612	-	-	-	-	-	-	1,416	-798
Total RHNA issued by COG		2,285	.									
Total Units			873	614	-	-	-	-	-	-	1,487	
Remaining Need for RHNA Period												798

Table C													
Program Implementation Status													
Housing Programs Progress Report - Government Code Section 65583													
Program Description (By Housing Element Program Names)		Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.											
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation										
Program 1: Housing Rehabilitation Assistance	Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs (including accessibility grants) with the goal of assisting 32 households over eight years.	2015-2023	The Alameda County Community Development Agency administers home repair and improvement programs for the City of Dublin: Minor Home Repair Grants, Accessibility Improvement Grants, Exterior Paint Grants, and Housing Rehabilitation Loans.										
			Program 1: HOUSING REHABILITATION ASSISTANCE										
				2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
			Minor Home Repair Grants	4	0								4
			Accessibility Improvement Grants	1	1								2
			Exterior Paint Grants	0	0								0
			Housing Rehabilitation Loans	0	0								0
			Total	5	1								6
			Objective: 32										
			Program 1: HOUSING REHABILITATION ASSISTANCE										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total			
Minor Home Repair Grants	\$ 3,160.00	\$ -									\$ 3,160.00		
Accessibility Improvement Grants	\$ 4,301.50	\$5,000.00									\$ 9,301.50		
Exterior Paint Grants	\$ -	\$ -									\$ -		
Housing Rehabilitation Loans	\$ -	\$ -									\$ -		
Total	\$ 7,461.50	\$5,000.00									\$12,461.50		
Program 2: Housing Choice Voucher Rental Assistance	Continue to support the assistance of 350 lower income households each year throughout the planning period.	2015-2023	The City continues to support the Housing Authority of Alameda County in the administration of the Housing Choice Voucher. According to the Housing Authority, as of December 2016, 351 Dublin households receive assistance through this program. Among these, 270 are tenant-based vouchers and 81 are project-based (assigned to Carlow Court and Wexford Way). In addition, the Housing Authority, in cooperation with the U.S. Department of Veterans Affairs has committed to providing Veterans Affairs Supportive Housing (VASH) vouchers at Dublin Family Apartments, now known as Valor Crossing. The project is a 66-unit affordable rental development that broke ground in November 2015 and is expected to be fully leased by March 2017.										
	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2015-2023	The City of Dublin continues to refer interested households and homeowners to the Alameda County Housing Authority for program information and application procedures. In addition, information on developments within the City that accept Housing Choice Vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory (available online and in hard copies at the City's public counter) and in a flyer listing Dublin rental communities (available on the City's website and at the City's public counter, and frequently distributed to interested parties via email by City Housing Division staff).										
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	2015-2023	There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk & debris, overgrown/dead vegetation, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits.										
	Conduct approximately 2,000 residential inspections during the planning period.	2015-2023	The following residential inspections were conducted (these numbers are based on the number of new open code enforcement cases).										
			Program 3: Code Enforcement										
			Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
			Planning Code Enforcement	522	400								922
			Building Code Enforcement	115	54								169
			Total	637	454								1,091
			Objective: 2,000										

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	Perform annual review of City ordinances.	Annual	The 2016 annual review of City ordinances did not result in any changes.
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	There were no condominium conversions during Calendar Year 2016.
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2015-2023	There were no high-density mixed-use projects proposed during Calendar Year 2016.
Program 6: Affordable Housing Developers	Negotiate a specific incentives package or each project, with increased incentives for projects that include units for extremely low income households and persons with disabilities.	2015-2023	The City worked closely with Eden Housing on the development of Dublin Family Apartments, now known as Valor Crossing, a 66-unit affordable rental development that includes 20 extremely low-income units. In addition to facilitating land acquisition for the site and providing a \$6.4 million loan, the City approved reduced parking for the project.
	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2015-2023	The City provided support letters and application assistance to help Eden Housing secure funding for the development of Dublin Family Apartments, now known as Valor Crossing, a 66-unit affordable rental development. The project broke ground in November 2015 and will be ready for occupancy in early 2017.
	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units with the goal of achieving 20 affordable units for extremely low income households and/or persons with special needs (including persons with disabilities/developmental disabilities).	2015-2023	The City worked closely with Eden Housing to secure a site and funding for Dublin Family Apartments, now known as Valor Crossing, a 66-unit affordable housing development for lower-income households. The development will include 20 units for extremely low-income veterans, with support from the Veterans Affairs Supportive Housing (VASH) program.
	Annually contact developers to discuss affordable housing opportunities.	2015-2023	In 2016, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin.
Program 7: Density Bonuses	Review and, as necessary, revise the Density Bonus Ordinance to ensure compliance with State law within two years of adoption of the 2015-2023 Housing Element.	November 2016	In progress.
	Continue to implement the Density Bonus Ordinance and provide information on the Ordinance to developers and other interested parties.	2015-2023	The City continues to implement the Density Bonus Ordinance and provide information to developers and other interested parties.
	Provide information on the City's affordable housing incentives, such as density bonus and fee deferment or amortization, on the City's website by mid-2015.	mid-2015	http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Information

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																												
Program 8: Inclusionary Zoning	Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.	2015-2023	<p>In 2015, the City issued permits for a 66-unit affordable rental development, Dublin Family Apartments, now known as Valor Crossing, by Eden Housing, Inc. This affordable development was made possible in part through a land dedication (the affordable housing project site) by the developer of a market rate residential project on a parcel located to the north of the affordable housing site. The market rate developer fulfilled the inclusionary housing obligation for 313 market rate units by transferring ownership of the 1.37 acre site for the affordable housing project. In addition, the City issued a \$6.4 million loan to Eden Housing, Inc. for the Dublin Family Apartments project from the Inclusionary Housing In-Lieu Fund. Also in 2015, the City issued permits for 3 deed-restricted moderate-income units at Tribeca. These units are part of the inclusionary housing obligation for the Transit Center development area. The project will offer a total of 5 moderate-income homes.</p> <p>In 2016, the City issued permits for the 2 remaining deed-restricted moderate-income units at Tribeca.</p> <table><tr><th colspan="11">Program 8: Inclusionary Zoning</th></tr><tr><th>Calendar Year</th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>Total</th></tr><tr><td>Affordable Units</td><td>69</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>71</td></tr><tr><td colspan="10">Objective:</td><td>100</td></tr></table>	Program 8: Inclusionary Zoning											Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Affordable Units	69	2								71	Objective:										100
Program 8: Inclusionary Zoning																																															
Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total																																					
Affordable Units	69	2								71																																					
Objective:										100																																					
Program 9: Commercial Linkage Fee	Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units).	2015-2023	<p>Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Affordable Housing Fund along with in-lieu fees collected from developers for residential development. The Affordable Housing Fund was used to facilitate the development Dublin Family Apartments, now known as Valor Crossing, a 66-unit affordable housing community. The project includes 20 extremely low, 6 very low, and 39 low income units, as well as a manager's unit.</p> <table><tr><th colspan="11">Program 9: COMMERCIAL LINKAGE FEES</th></tr><tr><th></th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>Total</th></tr><tr><td>Commercial Linkage Fees Collected</td><td>\$45,830.00</td><td>\$3,462.00</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$ 49,292.00</td></tr></table>	Program 9: COMMERCIAL LINKAGE FEES												2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Commercial Linkage Fees Collected	\$45,830.00	\$3,462.00								\$ 49,292.00											
Program 9: COMMERCIAL LINKAGE FEES																																															
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total																																					
Commercial Linkage Fees Collected	\$45,830.00	\$3,462.00								\$ 49,292.00																																					
	Assist 5 moderate income households with first-time homebuyer loans.	2015-2023	<p>The City issued one new loan during the 2016 calendar year. In addition, the City continued to offer Mortgage Credit Certificates through Alameda County. No new Mortgage Credit Certificates were issued in 2016.</p> <table><tr><th colspan="11">Program 9: First Time Homebuyer Loans</th></tr><tr><th></th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>Total</th></tr><tr><td>Moderate Income Loans</td><td>0</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr></table>	Program 9: First Time Homebuyer Loans												2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Moderate Income Loans	0	1								1											
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	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total																																					
Moderate Income Loans	0	1								1																																					
	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs, and the Alameda County Homeless Management Information System.	2015-2023	<p>The City continued to contract with Tri-Valley Housing Opportunity Center (TVHOC) for homebuyer education, foreclosure prevention services, rental assistance, and pre- and post purchase counseling.</p> <p>The City also continued to support the Alameda County Homeless Management Information System (HMIS) through the Affordable Housing Fund. HMIS is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection.</p>																																												
Program 10: Housing Type and Size Variations	Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.	2015-2023	The City's General Plan, various Specific Plans and the Planned Development zoning process facilitate diversity of housing types and sizes to meet the City's housing needs.																																												

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																																		
Program 11: First-Time Homebuyer Programs	Assist 20 income-qualified first time homebuyers during the planning period. Strive to provide assistance to approximately 10 above moderate income and 10 moderate income households.	2015-2023	<div>The City issued one new loan in 2016.</div> <table><tr><th colspan="14">Program 11: First Time Homebuyer Programs</th></tr><tr><th></th><th>Objective</th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>Total</th><th>Remaining</th></tr><tr><td>Moderate</td><td>10</td><td>0</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td><td>9</td></tr><tr><td>Above Moderate</td><td>10</td><td>0</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>10</td></tr><tr><td>Total</td><td>20</td><td>0</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td><td>19</td></tr></table>	Program 11: First Time Homebuyer Programs															Objective	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Remaining	Moderate	10	0	1								1	9	Above Moderate	10	0	0								0	10	Total	20	0	1								1	19
	Program 11: First Time Homebuyer Programs																																																																				
	Objective	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Remaining																																																									
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Above Moderate	10	0	0								0	10																																																									
Total	20	0	1								1	19																																																									
	Continue to distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.	2015-2023	Information regarding the City's First Time Homebuyer Loan Program is available on the City's website, in printed materials at the Civic Center, and through local housing service organizations. In addition, the City website provides information and links to other homebuyer assistance programs including the City's below market rate (BMR) home ownership program, Mortgage Credit Certificates (administered for the City of Dublin by Alameda County), and California Housing Finance Agency (CalHFA) loan programs.																																																																		
Program 12: Second Dwelling Units	Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, library, senior center and other public locations.	2015-2023	Information regarding the City's second unit regulations is available on the City's website and in printed materials at the Civic Center.																																																																		
	Facilitate the construction of 30 second dwelling units within the planning period.	2015-2023	<div>In 2016, the City issued permits for 12 second dwelling units at Wallis Ranch in neighborhoods 1 and 2.</div> <table><tr><th colspan="12">Program 12: Second Units</th></tr><tr><th></th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>Total</th></tr><tr><td>Objective: 30</td><td>0</td><td>12</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>12</td></tr></table>	Program 12: Second Units													2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Objective: 30	0	12								12																																
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Objective: 30	0	12								12																																																											
Program 13: Homeless Assistance	Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. Annually evaluate the homeless service needs as part of the Community Support Grants program, with the objective of assisting an average of 300 persons per year.	2015-2023	The City of Dublin continues to support Tri-Valley Haven (domestic violence and homeless services) and Eden I & R (a service connecting citizens to safety net services) through the Community Support Grants program. Tri-Valley Haven's homeless assistance program served 622 Dublin residents in 2016. Eden I & R served 37 Dublin residents in 2016. Additionally, CityServ served 20 Dublin residents.																																																																		
	Continue to participate in regional collaborations to address homelessness.	2015-2023	The City continues to participate in regional efforts to address homelessness. City staff regularly attended meetings organized by Everyone Home and the Alameda County Department of Housing and Community Development. In addition, the City continued to fund regional homeless assistance programs and organizations as noted above.																																																																		
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2015-2023	The City participated in quarterly meetings of the Tri-Valley Affordable Housing Committee. Committee meetings featured presentations from housing-related organizations and facilitated the exchange of information and ideas among participating jurisdictions.																																																																		
Program 15: Residential Sites Inventory	Monitor housing development on an ongoing basis to ensure that the sites identified in the Residential Sites Inventory are developed at densities appropriate for fulfilling the City's RHNA and identify additional sites as necessary.	Annual	The City monitors housing development annually to ensure adequate sites remain available to meet the RHNA obligation.																																																																		
	Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the RHNA of 2,285 units (796 very low, 446 low, 425 moderate, and 618 above moderate units).	Annual	The City evaluates land availability annually to ensure adequate sites remain available to meet the RHNA obligation.																																																																		
Program 16: Fee Deferment or Amortization	Continue to offer the deferment or amortization of fees as an option to interested parties.	2015-2023	The City continues to offer deferment or amortization of fees as an option to interested parties.																																																																		

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	Provide information on the City's affordable housing incentives, such as density bonus and fee deferment or amortization, on the City's website by mid-2015.	mid-2015	http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Informati
Program 17: Universal Design Ordinance	Continue to make the brochure and other related information available on the City's website and at the public counter.	2015-2023	Information regarding the City's Universal Design Ordinance is available on the City's website and in printed materials at the Civic Center.
Program 18: Emergency Shelters and Supportive and Transitional Housing	Review and amend, if necessary, the Emergency Shelters Ordinance within two years of the adoption of the 2015-2023 Housing Element.	November 2016	In progress.
	Review and amend, if necessary, the transitional and supportive housing provisions of the Zoning Ordinance within two years of adoption of the 2015-2023 Housing Element.	November 2016	In progress.
Program 20: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2015-2023	The City provides referrals to appropriate agencies through direct communication with residents (in person at the counter, via email, and over the phone) and information on the City website. The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents.
	Distribute fair housing information to public locations.	2015-2023	Fair housing information, in the form of brochures and pamphlets, is available at the City's public counter.
	Post information on the City website.	2015-2023	Fair housing information is available to the public on the City's website. The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."
	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2015-2013	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for information or are referred to outside agencies, as appropriate. Throughout the year, Housing Staff meets with developers, real estate agents and landlords to discuss the City's housing programs, which may include information on the 211 County-wide social services hotline and ECHO's services. In addition, information is distributed to property managers during the annual rental monitoring site visits. The City of Dublin Housing Division hosted a Fair Housing Workshop in collaboration with Eden Council for Hope and Opportunity (ECHO) in July 2016. The event was attended by property managers and leasing staff from Dublin apartment communities, local service providers, and other housing professionals. ECHO reviewed State and Federal Fair Housing Law and practical applications for rental housing providers and tenants. ECHO offers fair housing counseling and tenant/landlord dispute mediation at no cost to Dublin residents and housing providers.
	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2015-2023	The City participated in the preparation of the most recent version of Alameda County's Impediments to Fair Housing Study through the urban county HOME Consortium, completed and published in February 2015. City staff provided notes and comments, attended review sessions, and posted draft and final versions of the Analysis on the City's website.
Program 21: Green Building Guidelines	Continue to implement the provisions of the Green Building Ordinance.	2015-2023	The City continues to implement the Green Building Ordinance.
	Continue to update brochures that describe program requirements and make them available to any interested parties and continue to provide Green Building resources on the City's website.	2015-2023	The City continues to update brochures as needed and make them available on the City's website.
Program 22: Energy Conservation	Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	2015-2023	The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance which was adopted in January 2008. The Ordinance requires the diversion of at least 50% of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. Informational brochures and pamphlets are available on the City's website and at the public counter. The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin. The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization.